

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN

CASE # 2011-01001279RA
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2102 A/B EAST 13th ST.

LEGAL DESCRIPTION: Subdivision - A. E. Habicht

Lot(s) 2 Block 6 Outlot 34 Division B

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Mike Collins on behalf of myself/ourselves as authorized agent for
Walter Servicing Corporation affirm that on _____, _____,

hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
☐ Maximum Linear feet of Gables protruding from setback plane
☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

Applicant is requesting a modification of the FAR
from 0.4:1.0 to 0.5:1.0 in order to maintain
structures as permitted. From the allowable
3116 sq ft. to the maximum of 3895 per request.

in a SF-3-NP zoning district.

**Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) –
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.**

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER**

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

2102 A WAS PERMITTED AS IT CURRENTLY EXISTS EXCEEDING .4 FAR AND UNABLE TO COMPLY WITH CURRENT ORDINANCES.

REQUEST:

2. The request for the modification is unique to the property in that:

POSSESSION OF THE PROPERTY WAS BY DEFAULT AND THE CURRENT OWNERS OF 2102 A HAVE NEVER BEEN IN POSITION TO CONTROL THE DIRECTION OF THIS PROPERTY'S DEVELOPMENT.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

SEVERAL PROPERTIES IN CLOSE PROXIMITY TO 2102 A/B EAST 13TH ST., PERMITTED IN THE SAME TIME PERIOD HAVE SIMILAR ISSUES. THERE IS NO EVIDENCE OF A NEGATIVE IMPACT ON THE CHARACTER OF THE NEIGHBORHOOD BY THESE HOMES.

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 5001 Jeffery Pl.

City, State West Lake Hills, TX Zip 78746

Phone 414-801-2012 Printed Name Mike Collins

Signature Michael C. Collins Date 01-13-11

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 600 Round Rock W. Dr. #601

City, State Round Rock, TX Zip 78681

Phone 512-257-3278 Printed Name Tamara Dwyer / Dorothy Horton

Signature Tamara Dwyer DH Date 01-13-11

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 5001 Jeffery Pl.
City, State West Lake Hills, TX Zip 78746
Phone 414-801-2012 Printed Name Mike Collins
Signature Michael C. Collins Date 01-13-11

OWNER'S CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 600 Round Rock W. Dr. #601
City, State Round Rock, TX Zip 78681
Phone 512-257-3278 Printed Name Tamara Dorier / Dorothy Horton
Signature Tamara Dorier Date 01-13-11

Mailing Address: 2102 E. 13th, B
City, State: Austin, TX Zip: 78702
Phone: 512-215-2739 Printed Name: Tania + Jeffrey Culbertson
Signature: T-Culbertson Date: 01-23-11

Benavidez, Sylvia

From: Tania Culbertson [tculbertson@mail.utexas.edu]
Sent: Wednesday, February 09, 2011 9:43 PM
To: Benavidez, Sylvia; Walker, Susan
Cc: Jeff Culbertson; A. Ron Thrower; Michael Collins
Subject: BOA Reconsideration: 2102 E 13th Street

Follow Up Flag: Follow up
Flag Status: Yellow

Attachments: BOA_21411.pdf; ATT3172623.txt



BOA_21411.pdf (42 KB) ATT3172623.txt
(68 B)

Hello Sylvia and Susan,

It is our understanding that Mike Collins and Marie Wilson (one of the owners of Unit A) will be appearing before the BOA this coming Monday to ask for reconsideration of the Board's initial denial of the requested variances for 2102 E 13th Street. Jeff and I will be in attendance in support of the requested variances, and I have attached a letter (intended as a supplement to our letter of June 29, 2010) once again expressing our position as owners of Unit B as well as our support of Unit A's efforts to reach a resolution with the City.

Please let us know if you have any questions regarding the letter, and we'll look forward to seeing you on the 14th. I hope you're both well and that the new year is treating you kindly so far (despite the cold weather!).

All the best,

Tania Culbertson
The University of Texas School of Law
J.D. expected 2012
512-698-4539

2/08/11

February 8, 2011

Mr. Greg Guernsey, Director
Planning & Development Review
City of Austin
P. O. Box 1088
Austin, Texas 78767

RE: 2102 E. 13th Street

Dear Mr. Guernsey,

We are the owners of Unit B associated with the "Condo" duplex development located at 2102 E. 13th Street. As you are aware, this two-unit development is a product of a developer who has since left town, and the development is undergoing continuing difficulties in attempting to reach resolution for the finalization of Unit A. This letter is intended as a supplement to our previous letter regarding the property, dated June 29, 2010.

We purchased Unit B in 2007 and were issued a Certificate of Occupancy (CO) for a single-family home, as this was the only method of securing the right of occupancy after the closing on the property. This CO was vetted through the proper City of Austin process and signed off on by all City of Austin personnel, including the City of Austin Inspectors who had clear and real knowledge of the situation. Since 2007, the Unit A construction has started and stopped, the current Building Permits for which have lapsed even though the Unit is now complete.

The abutting Unit A has not been occupied and currently is seeking a resolution to matters associated with the Land Development Code that are preventing a clear Certificate of Occupancy from being issued for Unit A. Please allow me to

reiterate our position regarding the endeavor of procuring Unit A Certificate of Occupancy within the "Condo" duplex project boundary.

- 1) It is our hope that Unit A's difficulties can be swiftly resolved so that the owners of Unit A may obtain a Certificate of Occupancy. To this end, we have thus far fully cooperated with Unit A's owners' attempts to work with the City of Austin to resolve this matter. We are in support of the current solution that has been proposed to the Board of Adjustment (the solution which will be revisited by the Board on February 14, 2011).
- 2) As owners with a vested interest in the "Condo" duplex property, we reserve the right to review any and all material information provided to the City of Austin, as this information is directly associated with the Condominium Regime and directly affects our financial investment. Any material information provided to the City of Austin without the consent of all the landholders within the project is not considered to be accurate information by us until all property owners have agreed and signed off on the material.
- 3) All applications to secure approval for building permits, variances, or the like, must require the signature of all parties within the "Condo" duplex project, as any building permit, variance, or the like, directly affects our financial investment.
- 4) Our Unit B has a CO issued for the structure. This CO is for a Single-Family home. This CO is legal in every aspect of the City of Austin and can not be terminated or revoked at anytime as this CO was issued as such with full knowledge of the City of Austin building permit review staff and inspectors. We are legally occupying our Unit B consistent with all City of Austin rules, regulations, ordinances, requirements, policies, and interpretations.
- 5) Unit B should never be compromised by any action associated with any permit, variance, or the like, for any effort, now or in the future, to gain acceptance of the City of Austin for the issuance of a CO for Unit A.

- 6) That the current or future CO for Unit B can not be revoked at any time based on any cause or action by the City of Austin if a determination is made that any past or future permit may have been issued in error. This directly affects our financial investment for which the City of Austin has responsibility, culpability, and liability if a determination is made, now or in the future, that any permit may have been issued in error.

It is with this expressed intent that we want to once again notify and disclose to the City of Austin our position on the matter associated with any permitting or representation for any work associated with any permitting, variances, or the like, to bring the entire 2102 E. 13th Street "Condo" duplex project to full development as has always been intended. It is not our intent to harm or burden the Unit A property in anyway. Rather, we are protecting our interest to the degree that any home owner would, and want to continue to work with the current and future owner, as well as the City of Austin, to bring this project to completion without affecting our investment.

Should you have any questions, or need further clarification of our position, please contact us directly.

Sincerely,

Jeff & Tania Culbertson

2102 E 13th Street, Unit B

Austin, TX 78702

512-215-2739

512-698-4539

tculbertson@mail.utexas.edu, jeff.culbertson@gmail.com

BP Number BP-06-75702A
Building Permit No. 0601888-1
Plot No. _____ Date 7/27/06
Reviewer Darrach

RESIDENTIAL PERMIT APPLICATION

Service Address 2102 East 13th Tax Parcel No. 0209 092512
 Legal Description _____
 Lot 2 Block 6 Subdivision OLT 3rd Div B Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work Unit A - 1st attached
☐ New Residence garage, bath
☒ Duplex Unit B
☒ Garage ☒ attached ☐ detached 2nd mt, suit & balcony
☐ Carport ☐ attached ☐ detached
☐ Pool
☒ Remodel (specify) interior & exterior
☒ Addition (specify) unit to create duplex model for unit A
☐ Other (specify) change use of lot to duplex
 Zoning (e.g. SF-1, SF-2...) SF-3-AIP Height of building 28 ft. # of floors 2
 On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
 (LDC 15-2-331(B)(6))
 Does this site have a Board of Adjustment ruling? Yes ☒ No If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? Yes ☒ No
 Does this site front a paved street? Yes ☒ No A paved alley? ☒ Yes ☐ No

PERMIT FEES
(For office use only)

	NEW ADDITIONS	REMODELS
Building	\$ 290	\$ 384 = 674
Electrical	\$ 165	\$ 55 = 220
Mechanicals	\$ 94	\$ 55 = 149
Plumbing	\$ 100	\$ 55 = 155
Driveway		
& Sidewalks		
TOTAL \$		

OWNER	Name	MGE DEVELOPMENT	Telephone (h)	(w) 632-0066
BUILDER	Company Name	GARY PRUITT	Telephone	632-0066
	Contact/Applicant's Name	LAN MITCHELL	Pager	
			FAX	632-1887
DRIVEWAY SIDEWALK	Contractor		Telephone	
CERTIFICATE OF OCCUPANCY	Name	MGE DEVELOPMENT	Telephone	632-0066
	Address	9305 Hwy 71 West, Ste 260	City	Roswell ST TX ZIP 78755

telephone ☒ e-mail: macdevelopment@gmail.com

You may check the status of this application at www.ci.eustin.tx.us/development/bierivc.htm


CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S
SIGNATURE



DATE

7-25-06

Rejection Notes/Additional Comments (for office use only):

6 bldgs

5 bldgs - 3/4"

Address 2102 East 13th

Applicant's Signature [Signature]

Date 7-25-06

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 st floor conditioned area	<u>543</u>	sq.ft.	<u>106</u> , <u>595</u>	sq.ft.
b. 2 nd floor conditioned area		sq.ft.	<u>736</u> , <u>1121</u>	sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport				
<input checked="" type="checkbox"/> attached		sq.ft.	<u>290</u> , <u>450</u>	sq.ft.
detached		sq.ft.		sq.ft.
f. Wood decks (must be counted at 100%)		sq.ft.		sq.ft.
g. Breezeways		sq.ft.	<u>96</u>	sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches		sq.ft.	<u>30</u>	sq.ft.
j. Balconies		sq.ft.	<u>55</u>	sq.ft.
k. Swimming pool(s) (pool surface area(s))		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify _____				
TOTAL BUILDING AREA (add a. through l.)	<u>825</u>	<u>543</u>	sq.ft.	<u>3082</u> <u>3429</u>

TOTAL BUILDING COVERAGE ON LOT (subtract b, c, d, and k if applicable) ~~2246~~ 2246 sq.ft. 2060
26.6 28.95 ~~2246~~ % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

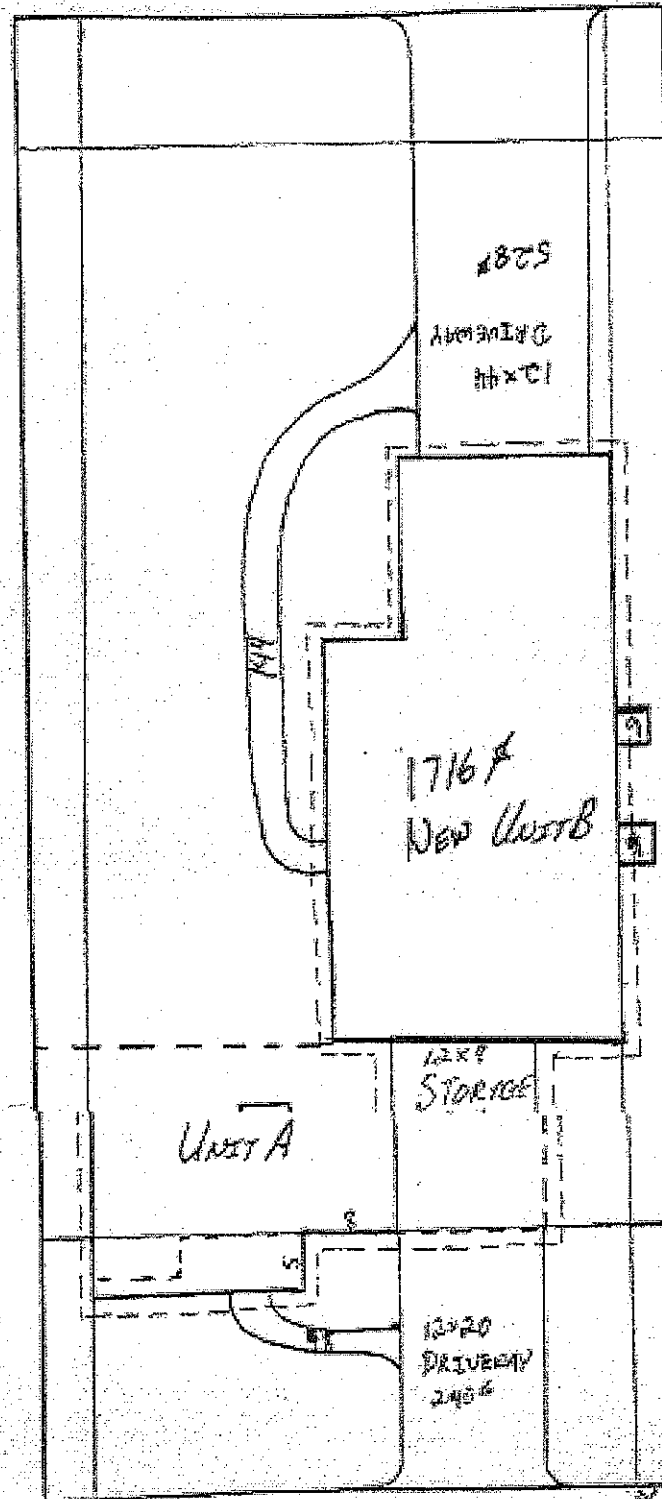
a. Total building coverage on lot (see above)	<u>2246</u> <u>2246</u>	sq.ft.	<u>2060</u>
b. Driveway area on private property	<u>768</u>	sq.ft.	
c. Sidewalk / walkways on private property	<u>192</u>	sq.ft.	
d. Uncovered patios		sq.ft.	
e. Uncovered wood decks (may be counted at 50%)		sq.ft.	
f. Air conditioner pads	<u>27</u>	sq.ft.	
g. Concrete decks	<u>12</u>	sq.ft.	
h. Other (specify) _____		sq.ft.	

TOTAL IMPERVIOUS COVERAGE (add a. through h.) ~~3245~~ 3245 sq.ft. 3059
44.83 ~~3245~~ % of lot 31.4

102 EAST 13th

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Victoria Heu, P.E.
 Planning, Production & Development Review Department
 Date 7/23/06
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

The location of the
 (10" dia) 37" water main shown on this plan must
 be shown on the plan and
 diameter (10" dia) 37" water main
 ORDINANCE REVIEW from the City of
 Development Assistance Cent-6372.



10' SETBACK

REVIEWED FOR ZONING ONLY

145'

25' SETBACK

AE APPROVED
 JUL 15 2006
 206-62
 DH

5' SETBACK

53.5'

5' SETBACK



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name MGE DEVELOPMENT Phone 632-0066
Address ~~2102~~ 2102 EAST 13th
Legal Description OLT 34 DEW. B
Lot 2 Block 6 Commercial/Residential? RES.

Service Main Size ~~4~~ 350 (amps) Service Conductor CUMULATED AL (type & size) 4Ø
Service Length 60 (ft.) Number of Meters? 2 Multi-Fuel Y N
Overhead/Underground? X Voltage _____ ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 3101 Total A/C Load 2 (# of units) 7 (Tons)
Largest A/C unit 4 (Tons) LRA of Largest A/C Unit 40 (amps)
Electric Heating GAS (kW) Other GAS (kW)

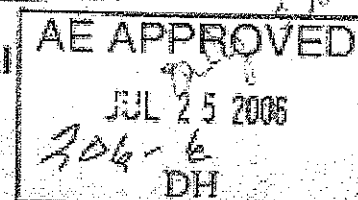
Comments: _____

[Signature] IAN MICHENER 7-25-06 632-0066
ESPA Completed by (Signature & Print name) Date Phone

AE Representative _____ Date _____

Approved: ☐ Yes ☐ No (Remarks on back) Phone _____

Application expires 90 days after date of Approval



250 Amps

CITY OF AUSTIN

8.17.07

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-144338 RM
Building Permit No. 2007144343
Plat No. 8/16/07 Date 8/16/07
Reviewer SRP

PRIMARY PROJECT DATA

Service Address 2102 East 13th Tax Parcel No. _____
Legal Description
Lot 2 Block B Subdivision OLT 34 DSV B Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No.: _____
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
☒ Remodel (specify) INTERIOR FINISH FOR
Q.P. - 06 - 018884
☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool
☐ Addition (specify) _____
☐ Other (specify) _____
Zoning (e.g. SF-1, SF-2...) _____
- Height of Principal building _____ ft. # of floors _____ Height of Other structure(s) _____ ft. # of floors _____
- Does this site currently have water and wastewater availability? ☐ Yes ☐ No. If no, please contact the
Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☐ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic
permit prior to a zoning review.
Does this site have a Board of Adjustment ruling? ☐ Yes ☐ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☐ No
Does this site front a paved street? ☐ Yes ☐ No A paved alley? ☐ Yes ☐ No
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☐ Yes ☐ No

VALUATIONS FOR
REMODELS ONLY

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway/
Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY

Lot Size 7757.5 sq.ft.
Job Valuation - Principal Building \$ _____
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
\$ _____
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name MGE DEVELOPMENT Telephone (h) 632-0066
(w) _____
BUILDER Company Name MGE DEVELOPMENT Telephone 632-0066
Contact/Applicant's Name IAN MITCHELL Pager _____
FAX _____
DRIVEWAY/
SIDEWALK Contractor FRANCISCO SALAS Telephone _____
CERTIFICATE OF
OCCUPANCY Name MGE DEVELOPMENT Telephone 632-0066
Address 1200 BOB HARRISON, UNIT B City AUSTIN ST TX ZIP 78702

If you would like to be notified when your application is approved, please select the method:

____ telephone ☒ e-mail: mgedevelopment@gmail.com
You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.


I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

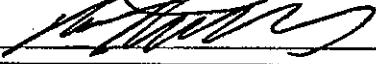
I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 8-16-07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

Service Address _____

Applicant's Signature  Date 8-16-07

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address

2102 E. 13th

Applicant's Signature

[Signature]

Date

8-16-07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>640</u> sq. ft.	sq. ft.
b. 1 st floor area with ceiling height over 15-feet.	sq. ft.	sq. ft.
c. TOTAL (add a and b above)	sq. ft.	sq. ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>920</u> sq. ft.	sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq. ft.	sq. ft.
f. TOTAL (add d and e above)	sq. ft.	sq. ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft.	sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
i. TOTAL (add g and h above)	sq. ft.	sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq. ft.	sq. ft.
V. Garage		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>350-200</u> <u>150</u> sq. ft.	sq. ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
	sq. ft.	sq. ft.
VII. TOTAL	<u>1710</u> sq. ft.	sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>1710</u> sq. ft.
GROSS AREA OF LOT	<u>7757.5</u> sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>22</u> %

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

3291
3103



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 506-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name MGE DEVELOPMENT Phone 632-0066
Address 2102 EAST 13th
Legal Description OLT 34 DEV. B
Lot 2 Block 6 Commercial/Residential? RES.

Service Main Size 350 (amps) Service Conductor COMPACTED AL (type & size) 4Ø
Service Length 60 (ft.) Number of Meters? 2 Multi-Fuel Y N
Overhead/Underground? X Voltage _____ ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 3101 Total A/C Load 2 (# of units) 7 (Tons)
Largest A/C unit 4 (Tons) LRA of Largest A/C Unit 40 (amps)
Electric Heating GAS (kW) Other GAS (kW)

Comments: _____

Law Mitchell, Ian Mitchell 7-25-06 632-0066
ESPA Completed by (Signature & Print name) Date Phone

AE Representative _____

Date _____

Approved: ☐ Yes ☐ No (Remarks on back)

Phone _____

Application expires 90 days after date of Approval

AE APPROVED

JAN 19 2011

19-214

JGM

AE APPROVED

JUL 25 2006

206-6
DH

350 Amps

ALLEY (20')

SCALE: 1"=20'

N80°02'58"E 53.80'
(53.8')

N80°02'58"E 161.4'

LOT 2

LOT 3

BLOCK 6
A. E. HABICHT
SUBDIVISION
OF OUTLOT 34
DIVISION B
VOLUME 1
PAGE 42

AE APPROVED

JAN 19 2011

19-214
JGM

EXHIBIT MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.

This map was completed without the benefit
of a current title commitment. This lot may be
subject to restrictions and easements not shown hereon.

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⬠ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
- Wood Fence
- Chain Link Fence
- Overhead Utility Line
- guy wire (Record Distances)

EAST 13th STREET
(60')

PREPARED: July 25, 2007
BY:

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

Anne Thayer
Registered Professional Land Surveyor No. 5850

see map A801084 for complete boundary survey

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

copyright 2007 C801084

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Water Street Protection & Development Review Department
By: [Signature]
Date: 8/16/07
The granting of a permit for, or approval of, these plans in accordance with the specifications shall not be construed to be a permit for, or approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

a 1/2 inch iron pipe
found but not used
bears N08°15'W 1.14 ft.
from capped rod

a 1/2 inch iron rod
found but not used
bears S42°38'W 1.36 ft.
from capped rod

2 story
stucco
and
frame
house
No. 2102

capped: "Cookston"

water meter

curb



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2007-144343 BP

ISSUE DATE: 08/31/2007

BUILDING ADDRESS: 2102 E 13TH ST

LEGAL DESCRIPTION: Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

PROPOSED OCCUPANCY:

R- 435 Renovations/Remodel

Remodel - finish out existing BP-06-7570RA and convert the use back to a sf residence.(SEE CONIDITONS)

must reapply for a duplex use

ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

REMODEL BUILDING SQUARE FOOTAGE: 1710 SQ. FT.

SPRINKLER SYSTEM:

CODE YEAR: 2000

CODE TYPE: International Residential Code

FIXED OCCUPANCY: 0

NON FIXED OCCUPANCY:

CONTRACTOR: MGE Development, Inc.

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

For Leon Barba, Building Official

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-154424 RA
 Building Permit No. _____
 Plat No. _____ Date 9/27/07
 Reviewer 2415

PRIMARY PROJECT DATA

Service Address 2102 East 13th Tax Parcel No. _____
 Legal Description _____
 Lot 2 Block B Subdivision OUT 34 DSV R Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No.
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work change of use ☒ Remodel (specify) Change of use from
SF to Duplex
☒ Addition (specify) TO CREATE DUPLEX
☐ New Residence
☒ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool SF 3 N/P Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF 3 N/P
 - Height of Principal building 24 ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____
 - Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the
 Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
 - Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☒ Yes ☐ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway/
 Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7757.5 sq.ft.
 Job Valuation - Principal Building \$ _____
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ _____
 (Labor and materials)
 TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ 80,000.00
 (Labor and materials)

PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODEL
Building	\$ <u>185</u>	\$ _____
Electrical	\$ <u>100</u>	\$ _____
Mechanical	\$ <u>66</u>	\$ _____
Plumbing	\$ <u>85</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name MGE Development VICTOR STINSON Telephone (h) 632-0066
 BUILDER Company Name MGE Development STINSON PROPERTY GROUP Telephone (w) 632-0066
 Contact/Applicant's Name IAN MITCHELL Pager _____
 DRIVEWAY/ SIDEWALK Contractor FRANCISCO SOLAS FAX _____
 Telephone _____
 CERTIFICATE OF OCCUPANCY Name MGE Development Telephone 632-0066
 Address 1200 Bob Harrison, Unit B City AUSTIN ST TK ZIP 787

If you would like to be notified when your application is approved, please select the method:
 telephone ☐ e-mail: ☒ mgedevelopment@gmail.com

You may check the status of this application at www.ci.austin.tx.us/development/ncprvr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2102 E. 13th

Applicant's Signature [Signature]

Date 8-27-07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1 st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>640</u> sq. ft.	<u>550</u> sq. ft.
b. 1 st floor area with ceiling height over 15 feet.		
c. TOTAL (add a and b above)		
II. 2 nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>920</u> sq. ft.	<u>590</u> sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.		
f. TOTAL (add d and e above)		
III. 3 rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).		<u>45</u> sq. ft.
h. 3 rd floor area with ceiling height > 15 feet		
i. TOTAL (add g and h above)		
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.		
V. Garage		
k. <u>X</u> Attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>350-200</u> <u>150</u> sq. ft.	<u>350-200</u> <u>150</u> sq. ft.
l. Detached (subtract 450 square feet if more than 10 feet from principal structure)		
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
VII. TOTAL	<u>1710</u> sq. ft.	<u>1290</u> <u>133</u> sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	
GROSS AREA OF LOT	<u>3000</u> sq. ft. <u>3045</u> sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>29</u> %

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 st floor conditioned area	690	sq. ft.	560	sq. ft.
b. 2 nd floor conditioned area	920	sq. ft.	590	sq. ft.
c. 3 rd floor conditioned area		sq. ft.		sq. ft.
d. Basement		sq. ft.		sq. ft.
e. Garage / Carport		sq. ft.		sq. ft.
X attached		sq. ft.		sq. ft.
detached	350	sq. ft.	350	sq. ft.
f. Wood decks [must be counted at 100%] 2nd Flr		sq. ft.		sq. ft.
g. Breezeways		sq. ft.	128	sq. ft.
h. Covered patios		sq. ft.		sq. ft.
i. Covered porches		sq. ft.		sq. ft.
j. Balconies 2nd Flr		sq. ft.	100	sq. ft.
k. Swimming pool(s) [pool surface area(s)]		sq. ft.	250	sq. ft.
l. Other building or covered area(s)		sq. ft.		sq. ft.
Specify		sq. ft.	45	sq. ft.

TOTAL BUILDING AREA (add a. through l.)

1910

sq. ft.

1885

2013

sq. ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

990

2035

sq. ft.

26

% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2035	sq. ft.
b. Driveway area on private property	510	sq. ft.
c. Sidewalk / walkways on private property	170	sq. ft.
d. Uncovered patios		sq. ft.
e. Uncovered wood decks [may be counted at 50%]	128	sq. ft.
f. Air conditioner pads	18	sq. ft.
g. Concrete decks		sq. ft.
h. Other (specify)		sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2797

sq. ft.

36

% of lot

Map - 3490.8

ALLEY (20')

SCALE: 1"=20'

(161.4')

N80°02'58"E 161.4'

N80°02'58"E 53.80'

40.8'

(53.8')

gravel

concrete drive

LOT 2

a 1/2 inch iron rod found but not used bears S42°38'W 136 ft. from capped rod

LOT 3

**BLOCK 6
A. E. HABICHT
SUBDIVISION
OF OUTLOT 34
DIVISION B
VOLUME 1
PAGE 42**

REVIEWED FOR ZONING ONLY

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Water Conservation & Development Review Department
By: [Signature] Date: 9/27/07
The granting of a permit for these plans and specifications shall not be construed to be a permit for approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

**EXHIBIT MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.**

This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

LEGEND

- 1/2" Iron Rod Found
- ◊ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
- Wood Fence
- Chain Link Fence
- Overhead Utility Line
- guy wire
- (Record Distance)

**EAST 13th STREET
(60')**

PREPARED: July 25, 2007

BY:

etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Anne Thayer

Registered Professional Land Surveyor No 5850

AE APPROVED

SEP 27 2007

270-115
DH

see map A801084 for complete boundary survey

**HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990**

copyright 2007 C80108

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number	<u>2011-001279 RA</u>
Building Permit No.	_____
Plat No.	_____ Date <u>1-6-11</u>
Reviewer	<u>SPB</u>

PRIMARY PROJECT DATA

Service Address <u>2102 E. 13th Street</u>		Tax Parcel No. <u>0209092512</u>	
Legal Description Lot <u>2</u> Block <u>6</u> Subdivision <u>A.E. HABICHT Subdivision</u> Section _____ Phase _____			
If in a Planned Unit Development, provide Name and Case No. <u>N/A</u> <small>(attach final approved copies of subdivision and site plan)</small>			
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.			
Description of Work		<input checked="" type="checkbox"/> Remodel (specify) <u>finishout duplex A</u>	
<input type="checkbox"/> New Residence		<input checked="" type="checkbox"/> Addition (specify) <u>Attach existing SF unit A & B</u>	
<input checked="" type="checkbox"/> Duplex		<input checked="" type="checkbox"/> Other (specify) <u>RE-PERMIT expired 2007-154424 RA (9-27-07)</u>	
<input type="checkbox"/> Garage <input type="checkbox"/> attached <input type="checkbox"/> detached			
<input type="checkbox"/> Carport <input type="checkbox"/> attached <input type="checkbox"/> detached			
<input type="checkbox"/> Pool			
Zoning (e.g. SF-1, SF-2...) <u>SF-3</u>			
- Height of Principal building <u>20</u> ft. # of floors <u>2</u> Height of Other structure(s) <u>N/A</u> ft. # of floors <u>2</u>			
- Does this site currently have water and wastewater availability? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.			
- Does this site have a septic system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.			
Does this site have a Board of Adjustment ruling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, attach the B.O.A. documentation <u>Appeal being reconsidered</u>			
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

VALUATIONS FOR REMODELS ONLY

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

PERMIT FEES
(For office use only)

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway/Sidewalk	\$ _____
TOTAL \$ <u>1500</u> ^{KX} (labor and materials)	

Lot Size <u>7790</u> sq.ft.
Job Valuation - Principal Building \$ _____ <u>connecting WALL</u> (Labor and materials)
Job Valuation - Other Structure(s) \$ <u>2,500</u> (Labor and materials)
TOTAL JOB VALUATION (sum of remodels and additions)
\$ <u>4000</u> (Labor and materials)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>WSC RED LLC</u>	Telephone (h) _____ (w) <u>512-257-3278</u>
BUILDER	Company Name _____	Telephone _____
	Contact/Applicant's Name _____	Pager _____
DRIVEWAY/ SIDEWALK	Contractor <u>To be determined</u>	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>TANIA & JEFF CUIBERTSON</u>	Telephone _____
	Address <u>2102 E 13 ST UNIT B</u>	City <u>AUSTIN</u> ST <u>TX</u> ZIP <u>78702</u>

If you would like to be notified when your application is approved, please select the method:
☐ telephone ☒ e-mail: team@waterservicing.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Marta Jimenez DATE 11/6/11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

Service Address _____

Applicant's Signature _____

Date 11/6/11

RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	REAR UNIT	FRONT UNIT
	Existing	MAINTAIN
a. 1 st floor conditioned area	1030 sq.ft.	819 sq.ft.
b. 2 nd floor conditioned area	1060 sq.ft.	1070 sq.ft.
c. 3 rd floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport	sq.ft.	sq.ft.
<input checked="" type="checkbox"/> attached	sq.ft.	201 sq.ft.
<input type="checkbox"/> detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	60 sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	20 sq.ft.	150 sq.ft.
j. Balconies	130 sq.ft.	70 sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify _____		

TOTAL BUILDING AREA (add a. through l.) 2240 sq.ft. 2370 sq.ft.
1050 1230

Lot Size 7790^{sq} TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered) 2280 sq.ft.
29 % of lot

IMPERVIOUS COVERAGE

include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2280 sq.ft.
b. Driveway area on private property	500 sq.ft.
c. Sidewalk / walkways on private property	sq.ft.
d. Uncovered patios	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	sq.ft.
f. Air conditioner pads	sq.ft.
g. Concrete decks	sq.ft.
h. Other (specify) Concrete Area	840 sq.ft.

Lot Size 7790^{sq} TOTAL IMPERVIOUS COVERAGE (add a. through h.) 3620 sq.ft.
46.4 % of lot

*Survey 3570^{sq} = 45.8% (50%) took a 50% allowance on a possible cov deck.?

Impervious Cover will come to Compliance!
with Driveway reduction -

RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2102 EAST 13TH ST., Austin TX
Applicant's Signature Mike Wilson Date 01-13-11

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	REAR UNIT Existing	FRONT UNIT MAINTAIN New / Addition
I. 1 st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>1030</u> sq.ft.	<u>819</u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	<u>1030</u> sq.ft.	<u>819</u> sq.ft.
c. TOTAL (add a and b above)	<u>1030</u> sq.ft.	<u>819</u> sq.ft.
II. 2 nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>1060</u> sq.ft.	<u>1070</u> sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	<u>1060</u> sq.ft.	<u>1070</u> sq.ft.
f. TOTAL (add d and e above)	<u>1060</u> sq.ft.	<u>1070</u> sq.ft.
III. 3 rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	<u> </u> sq.ft.	<u> </u> sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	<u> </u> sq.ft.	<u> </u> sq.ft.
i. TOTAL (add g and h above)	<u> </u> sq.ft.	<u> </u> sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	<u> </u> sq.ft.	<u> </u> sq.ft.
V. Garage (FRONT UNIT GARAGE)		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement) <u>204 - 200 = 4</u>	<u> </u> sq.ft.	<u>1</u> sq.ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	<u> </u> sq.ft.	<u> </u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	<u> </u> sq.ft.	<u> </u> sq.ft.
VII. TOTAL	<u>2090</u> sq.ft.	<u>1889</u> sq.ft.

mut 3116 #	TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>3979</u> sq. ft.
	GROSS AREA OF LOT	<u>7790</u> sq. ft.
	FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>51</u> %

OVER 863 # May Waiver request allowed @ 25% (779 #)
RDCC Request - 3895 #

If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

BOA Request 84 #

SURVEY MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
page 2 of 4

LAND AREA: 7790 sq. ft.

Unit A

- a) first floor footprint: 1020 sq ft
- b) 2nd floor "footprint" 1070 sq ft.
- c) 3rd floor: none
- d) basement: none
- e) garage: attached; included in first floor area "a"
- f) decks (at 100%): 60 sq ft..
- g) breezeway: none
- h) covered patio: none
- i) covered porches 150 sq. ft
- j) balconies: 70 sq. ft.
- k) pools: none
- l) other covered areas: none

TOTAL BUILDING AREA: 2370 sq. ft

Unit B

- a) first floor footprint: 1030 sq ft
- b) 2nd floor "footprint" 1060 sq ft.
- c) 3rd floor: none
- d) basement: none
- e) garage: none
- f) decks (at 100%): none
- g) breezeway: none
- h) covered patio:
- i) covered porches: 20 sq. ft
- j) balconies: 130 sq. ft.
- k) pools: none
- l) other covered areas: none

TOTAL BUILDING AREA: 2240 sq. ft.

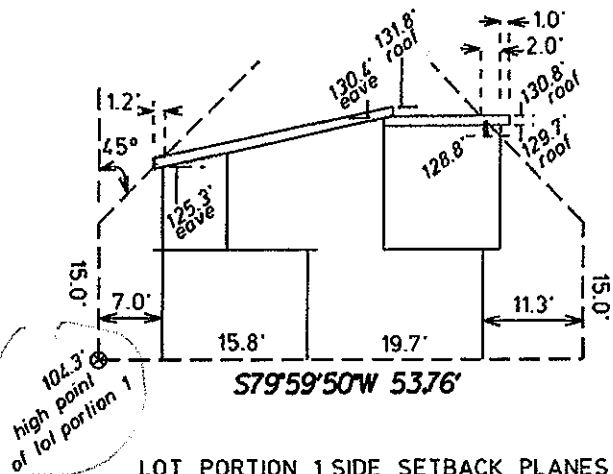
Unit A footprint: 1020 sq. ft.
Unit B footprint: 1030 sq. ft.
concrete areas: 840 sq. ft.
covered wood porch) 150 sq. ft.
wood deck) 60 sq. ft.
gravel drive/parking area: 500 sq. ft.

The above improvements constitute 3600 sq. ft.
or 46.2% of the land area

(with wood deck included at 50%, the improvements
constitute 3570 sq. ft or 45.8% of the land area)

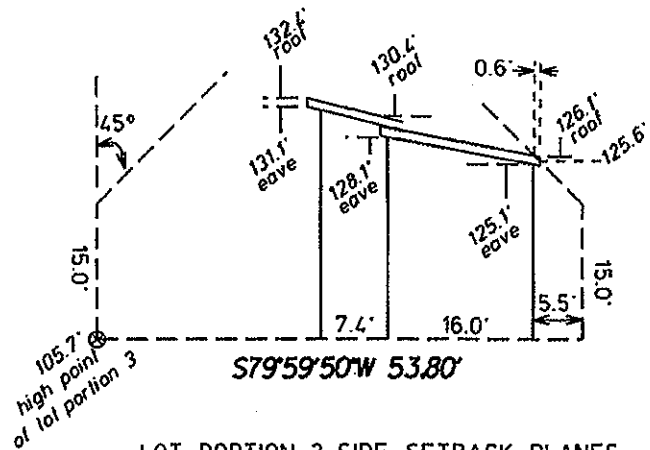


A handwritten signature in cursive script, appearing to read "Anne Thayer", located below the professional seal.

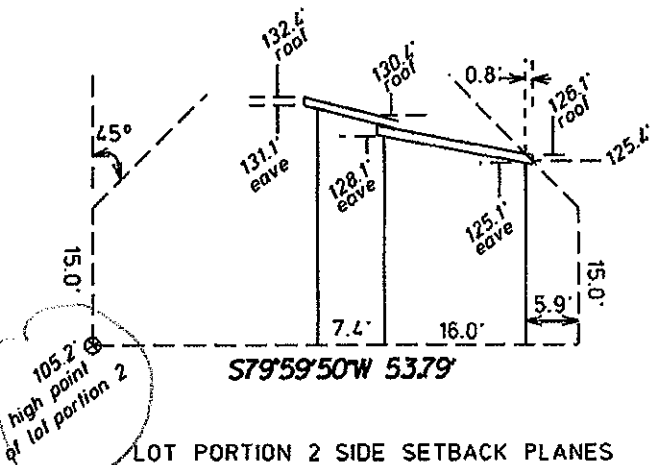


LOT PORTION 1 SIDE SETBACK PLANES
view at front setback line from street

SCALE: 1"=20'



LOT PORTION 3 SIDE SETBACK PLANES
view at rear wall line of Unit B



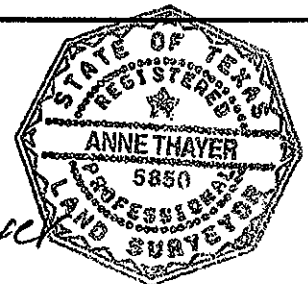
LOT PORTION 2 SIDE SETBACK PLANES
view at lot portion 2/lot portion 3 line
from street

SURVEY MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
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PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
page 4 of 4

PREPARED: JUNE 14, 2010
BY:

Anne Thayer

Anne Thayer
Registered Professional Land Surveyor No. 5850



HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

C801084

ALLEY (20')

SCALE: 1"=20'

(161.4')
N80°02'58"E 161.4'

REVIEWED FOR ZONING ONLY

a 1/2 inch iron rod found but not used bears S42°38'W 1.36 ft. from capped rod

CITY OF AUSTIN
APPROVED FOR PERMIT
By: Victoria Hsu, P.E.
Water and Development Review Department
Date: 9/27/07
The granting of a permit for these plans and specifications shall not be construed to be a permit for approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

LOT 3
BLOCK 6
A. E. HABICHT
SUBDIVISION
OF OUTLOT 34
DIVISION B
VOLUME 1
PAGE 42

EXHIBIT MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
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VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.

This map was completed without the benefit
of a current title commitment. This lot may be
subject to restrictions and easements not shown hereon.

- LEGEND
- 1/2" Iron Rod Found
 - ◆ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 - Wood Fence
 - Chain Link Fence
 - Overhead Utility Line
 - guy wire
 - (Record Distance)

EAST 13th STREET
(60')

PREPARED: July 25, 2007
BY: [Signature]
clearance from AE energized power lines. Enforced by AE & NESC codes.

Anne Thayer
Registered Professional Land Surveyor No. 5850

AE APPROVED

SEP 27 2007

270-115

DH

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

copyright 2007 C80108

see map A801084 for complete boundary survey

Exhibit D
PROJECT APPLICATION H.B. 1704/Chapter 245 DETERMINATION
(Chapter 245, Texas Local Government Code)

(This completed form must accompany all subdivision and site plan applications.)

FOR DEPARTMENTAL USE ONLY	
File # Assigned: <u>2011-001279 RA</u>	Date Filed: <u>1/6/2011</u>
Original Application Date: <u>8/16/2007</u>	Signature: <u>[Signature]</u> Date: <u>1/11/2011</u>
Comments: <u>Insufficient Information to establish Chapter 245 rights.</u>	

Proposed Project Name: 2102 EAST 13th St.
Address / Location: 2102 EAST 13th St.

Legal Description: Lot 2 Block 6 AE Habicht subdivision

A. ☐ The proposed application is for a New Project and is submitted under regulations currently in effect.

NOTE: If A is checked above, proceed to signature block below.

B. ☐ The proposed application is for an ongoing project not requesting House Bill 1704 consideration. The choice of this option does not constitute a waiver of any rights under Chapter 245.

C. ☐ The proposed application is for a project requesting review under regulations other than those currently in effect, but not on the basis of House Bill 1704. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here:

D. ☐ The proposed application is for a project requesting review under a specific agreement, not on the basis of House Bill 1704. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here:

E. ☒ Original Application Filing Date: JUL 27 2006 File #: BPO67570RA

The proposed application is submitted as a Project in Progress under Chapter 245 (HB 1704) and should be reviewed under the applicable regulations pursuant to state law. The determination will be based on information submitted on and with this form.

The following information is required for Chapter 245 Review:

Attach supporting documentation, including a summary letter with a complete project history from the Original Application to the present, with a copy of the original subdivision or site plan approval by the City and subsequent application approvals.

Specify project information for date claiming 1704 grandfathering; include a copy of the relevant permit upon which Chapter 245 vesting is claimed.

Project Application History	File #	Application Date	Approval Date
Annexation/zoning (if applicable to history)	<u>N/A</u>		
Preliminary Subdivision	<u>N/A</u>		
Final Subdivision Plat	<u>Lot 2, BLK 6, AE Habicht Subdiv.</u>	<u>6/13/09 42</u>	<u>TC PLAT RECORDS</u>
<u>BUILDING</u> Site Plan / Devel. Permit	<u>067570RA</u>	<u>7/27/06</u>	<u>8/23/06</u>

Proposed Project Application (check one): Preliminary Subdivision _____ Final Plat _____ Site Plan DUPLEX

Proposed Project Land Use: Specify acreage in each of the following land use categories:

Single Family / Duplex 0.178 Townhouse / Condo / Multi-family _____ Office _____

Commercial _____ Industrial / R&D _____ Other (Specify) _____

Total acreage: 0.178 Watershed Boggy Creek Watershed Classification Urban

This proposed project application will still be reviewed under those rules and regulations that are not subject to Chapter 245, such as those to prevent imminent destruction of property or injury to persons, including regulations dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to protect critical/significant recharge features.

Signature - Property Owner or Agent [Signature] Date: 1/6/11

Printed Name Dorothy Horton TAMARA DOZIER Phone / Fax 512-257-3278

Ms. Susan Scallon
City Of Austin
Development Services
P.O. Box 1088
Austin Texas 78767

Jan. 5, 2011

RE: 2102 E 13th Street Chapter 245 Application Project Summary

Ms. Scallon;

The following is a project summary to assist you in determining the applicability of the Duplex Project located at the above listed address;

On July 27, 2006 a building permit was filed and issued, BP-06-7570 RA, for a request to remodel the existing structure and add an additional unit to create a duplex. This included exterior and interior remodel on the existing unit along with an additional unit on the property located at 2102 E 13th Street. This is the original project in progress and established as per Chapter 245 Texas Local Government Code. The project was originally filed as a duplex, consistent with SF-3 zoning on the lot and was issued this as the first permit to construct two units by the applicant. Construction began shortly after on both units. It is located in the "desired development zone" of the city and applicant progress has continued on both units. Completion of this project has been requested and denied due to changes in the Land Development Code between July 27, 2006 and the current LDC and the applicant has been unable to obtain a Certificate of Occupancy.

On August 17, 2007, 2007-144343BP issued by city staff to the same tract, 2102 E 13th Street, Lot 2 Block 6, for construction and final inspections to one unit in the project. The final building inspection was granted with comments noting the original duplex permit BP-06-7570RA. Specific conditions on the permit required the applicant to reapply for the duplex use, and only ONE electric service meter was allowed.

On August 31, 2007 a Certificate of Occupancy was granted to 2007-144343BP that repeated the conditions of the occupancy, only ONE electric service meter and again the applicant must reapply for the duplex use. While the release was conditional, it was noted since this is only one unit, and the project or site still retained an additional unit in progress. This confirms that a single unit, (unit B) was completed but the project required an additional process for completion.

Shortly afterward, on September 27, 2007, a building permit, 2007-7154424BP was filed and issued by city staff to change the use from SF to Duplex. Comments and conditions on this building permit included connection details to Unit B with a wall & roof, providing further evidence that Unit B still existed and progress was continuing for the completion of the project. This project included a survey diagram for connection showing a common wall attachment. We believe that city staff requested the individual Unit B, at this time detached, to be filed as a separate residence to receive a Certificate of Occupancy for Unit B, as a single family residence. The certificate was required for closing, and the city and inspectors allowed this separation based on the condition that the project must reapply for duplex. We also believe that city staff required the applicant to then file individual permits on each duplex to re-attach the units and to comply with the current regulations. The survey diagram shown with this permit illustrates this and is tied to this BP application.

The following day, September 28th, the applicant filed 2 separate permits, 2007-154472BP & 2007-154473BP on the address listed as 2102A & 2102B. Unit A was filed as an addition to create a duplex use and Unit B was filed to assign an address and change the use, establishing Unit A as the remaining unit to be completed. Again, clearly confirming that the project still remained a duplex with 2 units as originally filed in July 2006. Also we believe on request by city staff, each Building permit was filed individually to continue the progress with both units again as duplex.

Throughout the next few years' additional meetings with owners representatives and tentative buyers continued, and discussions continued on the completion of the project. In August 2009 the remainder of the project, Unit A, went into default. By this time staff's interpretation of the 2007-1554424PR indicated that this permit had either been completed or expired. With a new application the project would have to comply with McMansion FAR guidelines and LDC duplex code changes. Earlier in 2010 owners met to reduce impervious cover and respond to the common wall attachment. The current landowner of Unit B agreed to cooperate with compliance for the remainder of the project. As a condominium, filed with the Attorney General's office, this fact alone provides further evidence that the project, as a duplex/condo unit, should be allowed to continue in progress. Current applications include 104976B6 585R Tree Removal permit and C-15-2010-0132 Variance to the BOA. A reconsideration of the BAO variance is pending.

It is our contention that this project is a partially completed and currently active condo/duplex. By allowing the Certificate of Occupancy to 2102B, with the condition of re-application of the duplex, it meets the LDC criteria of 25-1-535C(3) "Exceptions to the General Rules" in the desired development zone. That based on the project description filed as a duplex (2 units) it is governed by Chapter 245 Texas Local Government Code, and the ordinances that were in place at the time regulate this project. Chapter 245 definition of Project means "an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor". The project was submitted, and prior to completion, the owners

have been told that the rules have changed. Specifically, the ordinances regulating FAR at that time were 2006-0216043 and 2006-0309058, Interim McMansion ordinances, expired in June 2006. The existing McMansion Ordinance, 2006-0662022, became effective in October 2006. Therefore, as city staff continued to indicate on all permits issued for the entire project, the FAR as permitted is in compliance with the current regulations. Please contact us if you have any questions.

Sincerely,

Vincent G. Huebinger
Vincent Gerard & Associates Inc.

*Xc: Susan Walker, COA
Sylvia Benavidez, COA
Mike Collins, Conrad Consulting
Marie Wilson*

ALLEY (20')

SCALE: 1"=20'

REVIEWED FOR ZONING ONLY

a 1/2 inch iron rod found but not used bears S42°38'W 136 ft. from capped rod

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Water and Sewer Department
Date 9/27/07
The granting of a permit for these plans and specifications shall not be construed to be a permit for approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

LOT 3
**BLOCK 6
A. E. HABICHT
SUBDIVISION
OF OUTLOT 34
DIVISION B
VOLUME 1
PAGE 42**

EXHIBIT MAP OF
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AE APPROVED

JAN 19 2011

19-214
JGM

- LEGEND
- 1/2" Iron Rod Found
 - 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 - Wood Fence
 - Chain Link Fence
 - Overhead Utility Line
 - Guy wire (Record Distance)

EAST 13th STREET (60')

PREPARED: July 25, 2007
BY: [Signature]
structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Anne Thayer
Registered Professional Land Surveyor No 5450

AE APPROVED

SEP 27 2007

270-115
DH

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

copyright 2007 C80108

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☐ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Mike Collins Phone 414-801-2012
Email collinsmc@att.net Fax _____
Project Name Re-permit expired permit (duplex) ☐ New Construction ☒ Remodeling
Project Address 2102 A/B EAST 13TH ST. Austin, TX OR _____
Legal Description _____ Lot _____ Block _____
Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☐ AE ☐ Other _____

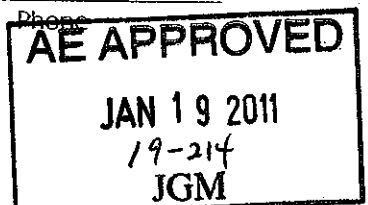
☐ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: _____

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes ☐ No (Remarks on back) _____
AE Representative _____ Date _____ Phone _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)



Version 1.1.0.0



GeoProfile Search Results

Zoning Review Cases

Rec	SDE.amanda_zoning_cases.CASENUM	SDE.amanda_zoning_cases.NAME	SDE.amanda_zoning_cases.ZTYPE	SDE.amanda_zoning_cases.ADDRESS
1				

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3-NP	6070373

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Boggy Creek	1310

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	511	Austin Neighborhoods Council	51596
2	742	Austin Independent School District	51604
3	1037	Homeless Neighborhood Organization	51610
4	786	Home Builders Association of Greater Austin	51629
5	1113	Austin Parks Foundation	51684
6	744	Central Plus East Austin Coalition (SPEAK)	51726
7	1122	Chestnut Neighborhood Revitalization Corporation	51742
8	256	Chestnut Addition Neighborhood Assn. (C.A.N.A.)	51743
9	1228	Sierra Club, Austin Regional Group	51750
10	974	City of Austin Neighborhood Planning (Chestnut)	51805
11	972	PODER People Organized in Defense of Earth & Her R	51848
12	1075	League of Bicycling Voters	51888
13	1224	Austin Monorail Project	51887
14	1199	United East Austin Coalition	52004
15	1236	The Real Estate Council of Austin, Inc.	52018
16	1232	Friends of Chestnut Neighborhood Planning Team	52019
17	1200	Super Duper Neighborhood Objectors and Appeals Organization	52041
18	1258	Del Valle Community Coalition	52051
19	1266	Chestnut Neighborhood Planning Area	52083

Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.AGRES	SDE.ANNEXATION_HISTORY.DEScriptio	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1			18581.426	FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19460314

Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	RESIDENTIAL DESIGN STANDARDS	NONE	10391
2	NEIGHBORHOOD PLANNING AREAS	CHESTNUT	10490

FEMA Floodplains

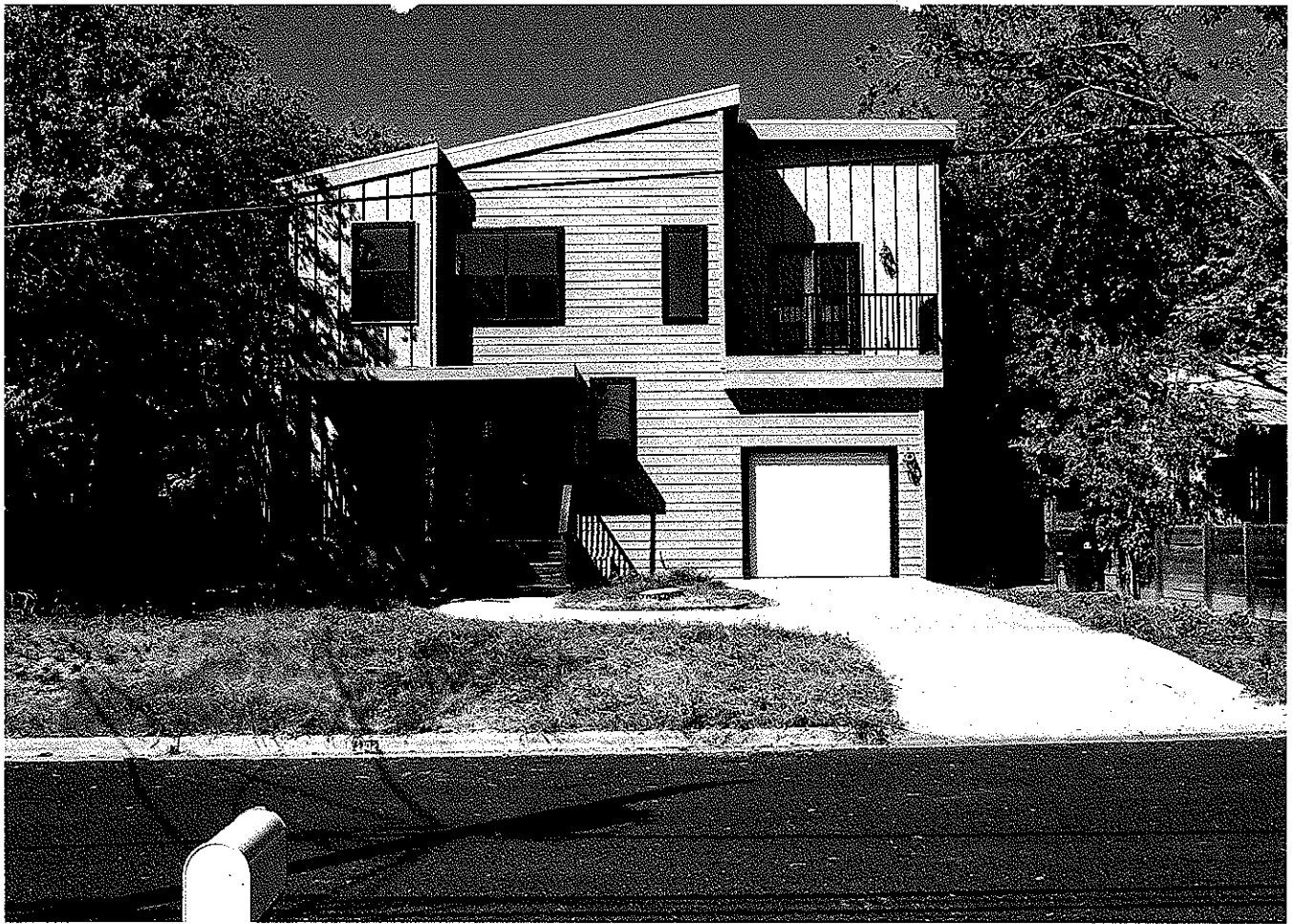
Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	400094.497635292	377551291.221888	419

Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE





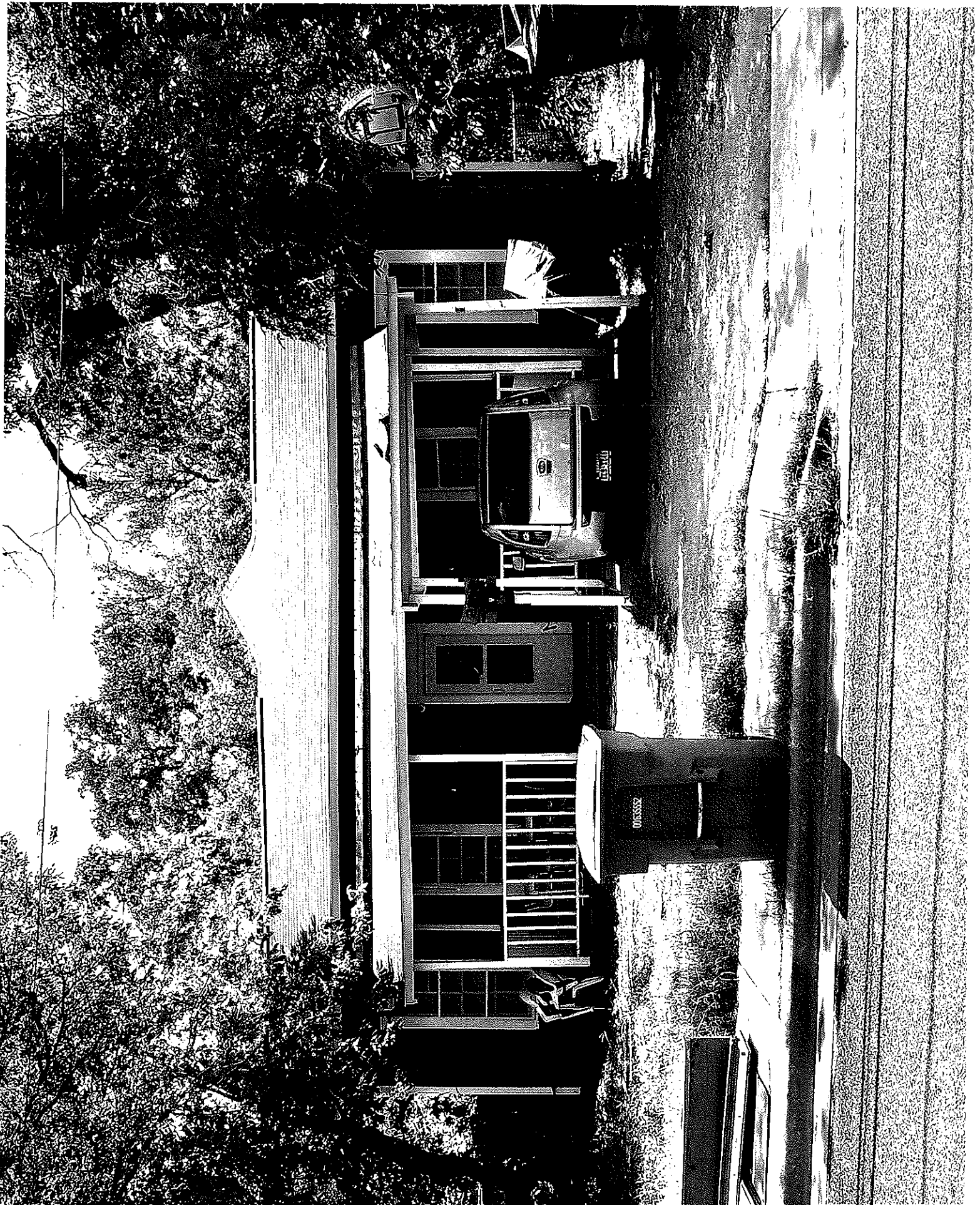














E 14th St

2000

E 14th St

E 14th St

2100

St Paul Primitive
Baptist Church

E 14th St

Ut Ave

A

1	2	3	4	5	6
---	---	---	---	---	---

Alamo St

7	8	9	10	11	12	13
---	---	---	----	----	----	----

Poquito St

B

1	2	3	4	5	6	7
---	---	---	---	---	---	---

Alamo St

8	9	10	11	12	13	14
---	---	----	----	----	----	----

Coleto St

15	16	17	18	19	20
----	----	----	----	----	----

1200

23

Energies
Balanced

E 13th St

E 13th St

E 13th St

2100

E 13th St

E 13th St

E 13th St

C

1	2	3	4	5
---	---	---	---	---

Poquito St

Align Edm

6	7	8	9	10	11	12	13
---	---	---	---	----	----	----	----

Coleto St

14	15	16	17	18	19	20	21
----	----	----	----	----	----	----	----

D

1	2	3	4	5
---	---	---	---	---

Alamo St

6	7	8	9	10	11	12
---	---	---	---	----	----	----

E 12th St

E 12th St

Chestnut Ave

Sam's BBQ

FAR Comparisons **2102 East 13th Street**

Reference	Address	Land SqFt	Living Area SqFt	FAR Percentage	SqFt @ .4	ID	Date Built
A							
A-1	2001 E 14th St	7786	1300	17%	3114	198705	1966
A-2	2003 E 14th St	7824	1429 w/carport	18%	3130	198706	1910
A-3	2005 E 14th St	7868	768	10%	3147	198707	1945
A-4	2007 E 14th St	7868	1598 w/storage	20%	3147	198708	1991 03 07
A-5	2009 E 14th St	3855	1518	39%	1542	786946	2009
A-6	1306 N Alamo	3903	1511	39%	1572	786947	2009
A-7	2101 E 14th St	2840	513	18%	1136	198719	1930
A-8	1309 N Alamo	2496	720	29%	998	198718	1930
A-9	1307 N Alamo	2332	Lot	NA	NA	198717	NA
A-10	2103 E 14th St	7777	1760	23%	3111	198720	1942 1954
A-11	2105 E 14th St	7753	1550	20%	3101	198721	1925
A-12	2107 E 14th St	7773	1176	15%	3109	198722	1915
A-13	2109 E 14th St	7990	Lot	NA	NA	198723	NA
A-14	2201 E 14th St	5380	930	17%	2152	200214	1925
A-15	1307 N Coleto	2421	966	39%	968	200213	1930 2008
A-16	2203 E 14th St	7801	624	8%	3120	200205	1920
A-17	2205 E 14th St	7801	1300 w/carport	17%	3120	200206	1948 2005
A-18	2207 E 14th St	7801	Lot	NA	NA	200207	NA
A-19	2209 E 14th St	7801	Lot	NA	NA	200208	NA
B							
B-1	1303 Poquito	3650	616	17%	1460	198716	1914
B-2	2000 E 13th St	4082	684	17%	1611	198715	1938 2007
B-3	2002A E 13th St	3911	1768 w/carport	45%	1564	A752850	2007 2008
B-3	2002B E 13th St	3911	1768 w/carport	45%	1564	B752851	2007 2008
B-4	2004A E13th St	3908	1754 masonry trim	45%	1563	A772307	2006
B-4	2004B E13th St	3908	1754 masonry trim	45%	1563	B772308	2006
B-5	2006 E 13th St	7850	Lot	NA	NA	198712	NA
B-6	1304 N Alamo	3754	1543	41%	1502	198710	2008
B-7	2008 E 13th St	4438	480	11%	1775	198711	1920
B-8	1303 N Alamo	3797	Lot	NA	NA	198730	NA
B-9	2100 E 13th St	3869	906	23%	1548	198729	1920
B-10	2102A E 13th St	3896	2089	54%	1558	A752870	2008
B-10	2102B E 13th St	3896	2148	55%	1558	B752871	2007

FAR Comparisons **2102 East 13th Street**

Reference	Address	Land SqFt	Living Area SqFt	FAR Percentage	SqFt @.4	ID	Date Built
B							
B-11	2104 E 13th St	7835	1212 w/carport	15%	3134	1987/27	1941
B-12	2106 E 13th St	7754	2128	27%	3102	1987/26	2001
B-13	1304 N Coieto	3834	744	19%	1534	1987/24	1930
B-14	1302 N Coieto	4270	Lot	NA	NA	1987/25	NA
B-15	1305 N Coieto	2152	1311	61%	861	2002/04	1953
B-16	2200 E 13th St	5649	Lot	NA	NA	2002/03	NA
B-17	2202 E 13th St	7801	1787	23%	3120	2002/12	1920 1922
B-18	2204 E 13th St	7511	Lot	NA	NA	2002/11	NA
B-19	2206 E 13th St	7511	1976 w/carport	26%	3004	2002/10	1938
B-20	2208 E 13th St	8381	1430	17%	3352	2002/09	1925 1965
C							
C-1	2001 E 13th St	7801	1252 w/shed	16%	3120	1973/11	2006
C-2	2003 E 13th St	11702	1461	12%	4681	1973/12	1921 1960
C-3	2005 E 13th St	5583	720	13%	2233	1973/13	1930
C-4	2007A E 13th St	3047	881	29%	1219	A775494	2007
C-4	2007B E 13th St	3976	1918	48%	1590	B775493	2007
C-5	2009 E 13th St	6873	Lot	NA	NA	1973/16	NA
C-6	2101 E 13th St	3530	1760	50%	1412	584503	2006
C-7	1207 N Alamo	4260	808	19%	1704	584502	1941
C-8	2103 E 13th St	7801	810	10%	3120	1975/04	1934
C-9	2105 E 13th St	7801	1870	24%	3120	1975/05	1915 1948
C-10	2107 E 13th St	2636	1564	59%	1054	1975/06	2006 2007
C-11	1210 N Coieto	2636	1084 w/carport	41%	1054	1975/07	1940 2005
C-12	1208 N Coieto	5165	792	15%	2066	1975/08	1940
C-13	1206 N Coieto	5165	920	18%	2066	1975/09	1940
C-14	2203 E 13th St	5380	768	14%	2152	1975/30	1935
C-15	1209 N Coieto	4842	756	16%	1937	1975/29	1916
C-16	1207 N Coieto	4842	1232	25%	1937	1975/28	1920
C-17	2205 E 13th St	7801	1232	16%	3120	1975/17	1925
C-18	2207 E 13th St	7801	864	11%	3120	1975/18	1937

[illegible]

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

TOM GRANGER
CHAIRPERSON
RICHARD LAVINE
VICE CHAIRPERSON
NASH MARTINEZ
SECRETARY/TREASURER



PATRICK BROWN
CHIEF APPRAISER

BOARD MEMBERS

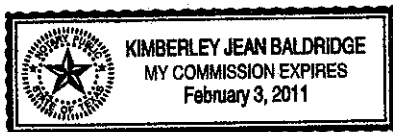
JAMES ADKINS
HUGH FARMER
KRISTOFFER S. LANDS
JOAN KUNKEL
ELEANOR POWELL
NELDA WELLS SPEARS
BLANCA ZAMORA-GARCIA

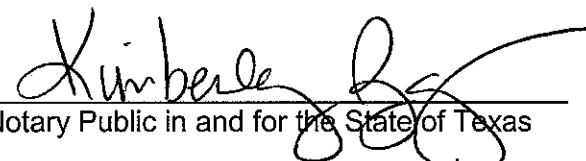
CERTIFICATE

I, Karen Prinz, am the Records Management Officer of the Travis Central Appraisal District and custodian of its records. I hereby certify that the attached record(s) are true and correct copies of the original record which is on file at the Travis Central Appraisal District.


Karen Prinz

SWORN TO AND SUBSCRIBED before me on the 5 day of October, 2010
to certify which witness my hand and official seal.




Notary Public in and for the State of Texas

My Commission Expires on: 2/3/11

Attachment(s):

2010 Property Appraisal Information for PID #752871

2010 Property Appraisal Information for PID #752870

TRAVIS CENTRAL APPRAISAL DISTRICT
PROPERTY 752871 R 09/28/2007
Legal Description
UNT B 2102 EAST 13TH STREET CONDOMINIUMS PLUS
50.0 % INT IN COM AREA

OWNER ID 1400102
CULBERTSON JEFFREY & TANIA
2102 E 13TH ST
AUSTIN, TX 78702-1710-02

Entities
01 100%
02 100%
03 100%
0A 100%
2J 100%
68 100%

Values
IMPROVEMENTS 145,063
LAND MARKET + 58,440
MARKET VALUE = 203,503
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 203,503
HS CAP LOSS - 0
ASSESSED VALUE = 203,503

0209093003
Ref ID: 02090930030000
Map ID 021011

SITUS 2102 E 13 ST B TX 78702

APPR VAL METHOD: Cost

GENERAL
UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
NEXT REASON
LAST APPR. YR 2010
LAST INSP. DATE
NEXT INSP. DATE

REMARKS
MEASURED IN FIELD , NEW SINGLE FAMILY
CONDO 100% COMP AND LIVED IN FOR 08
CLAS SET @ 5- WJG 04/03/08

BUILDING PERMITS
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
08/27/2007 ***** MGE DEVELOPMENTWD 2007167551TR

SUBD: C01453		100.00%		NBHD:E00E0		100.00%		IMPROVEMENT INFORMATION															
#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT	PRCE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNG	COMP	ADJ	ADJ VALUE			
1ST		1st Floor	01		WP/5-	1,060.0		69.34	1	2007	2007	A	73,500	97%	0%	0%	0%	100%	0.97	71,285			
2ND		2nd Floor	01		WP/5-	1,088.0		62.40	1	2007	2007	A	67,891	97%	0%	0%	0%	100%	0.97	65,854			
011		PORCH OPEN 1	01		*5-	28.0		13.08	1	2007	2007		366	97%	0%	0%	0%	100%	0.97	355			
011		PORCH OPEN 1	01		*5-	135.0		13.08	1	2007	2007		1,766	97%	0%	0%	0%	100%	0.97	1,713			
251		BATHROOM	01		*5-	2.5		0.00	1	2007	2007		1,087	97%	0%	0%	0%	100%	0.97	1,054			
512		DECK UNCOVER	01		*5-	135.0		8.05	1	2007	2007		4,940	97%	0%	0%	0%	100%	0.97	4,792			
095		HVAC RESIDEN	01		*5-	2,148.0		2.30	1	2007	2007			97%	0%	0%	0%	100%	0.97				
STCD: A4						Homeste: Y (100%)						149,550						145,063					
1 FAM DWELLING						4,596.5																	

IMPROVEMENT FEATURES			
Foundation	1	SLAB	0
Floor Factor	1	1ST	0
Grade Factor	1	A	0
Roof Covering	1	METAL	0
Roof Style	1	FLAT	0
Shape Factor	1	L	0



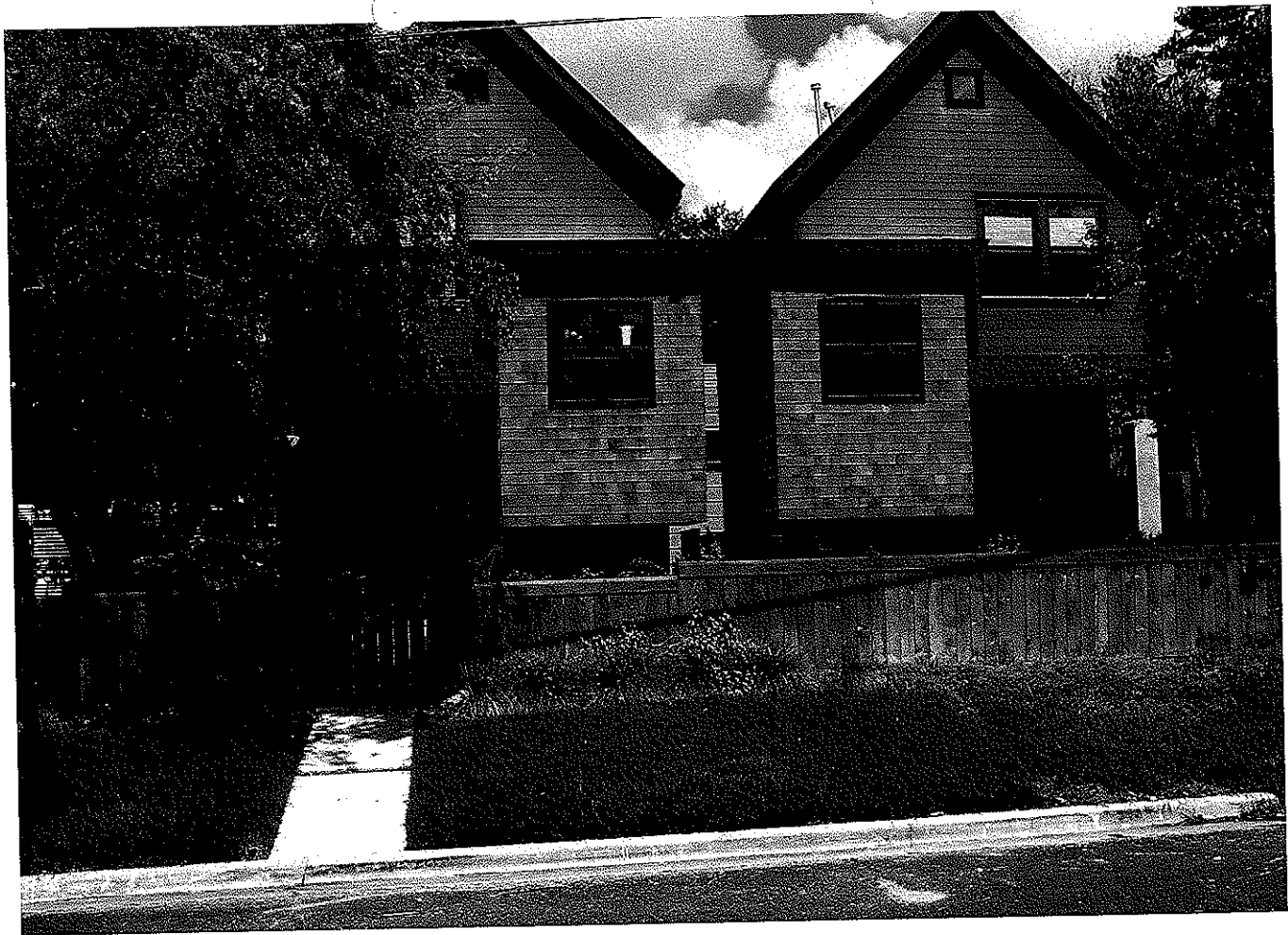
PICTURE

EXEMPTIONS
HS Homestead

LAND INFORMATION									
SUBD.	CO1453	100.00%	NBHD:E00E0	100.00%	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ
L#	DESCRIPTION	CLS	TABLE	SC	HS				
1.	Land	SPECIAL	AA	Y	(100%)	3,896,000	3,896,000	58,440	1.00

IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0
MKT VAL	AG APPLY	AG CLASS	AG TABLE
58,440			
58,440			

True Automation, Inc.



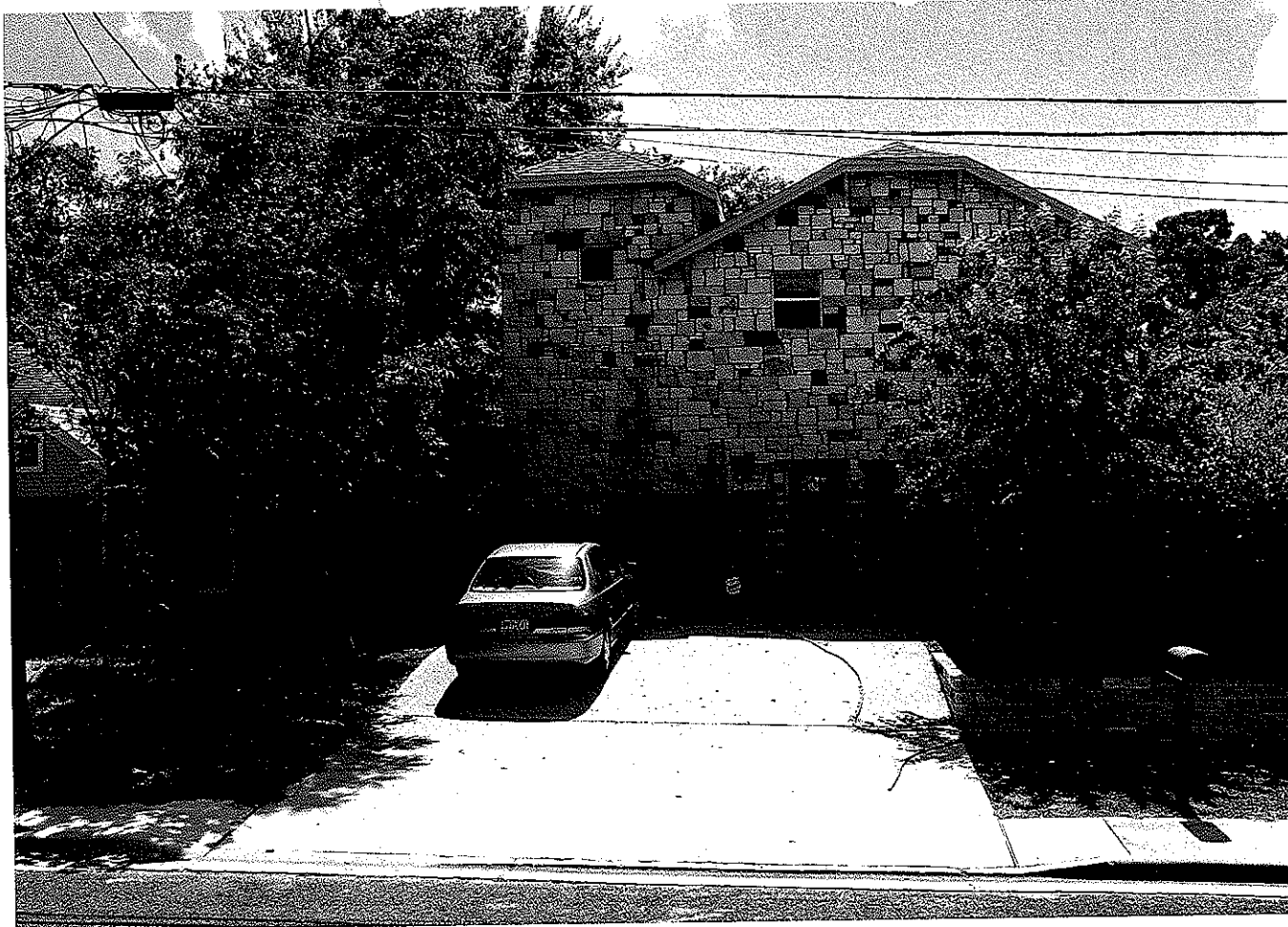
2002 A/B E. 13TH ST.; FAR= 0.45:1.0; BUILT 2007/2008

Lot Size= 7822 sq. ft.; Structure(s)= 3536 sq. ft.



2004 A/B E. 13TH ST.; FAR= 0.45:1.0; BUILT 2006

Lot Size= 7816 sq. ft.; Structure(s)= 3508 sq. ft.



2101 E. 13TH ST.; FAR=0.50:1.0; BUILT 2006

Lot Size= 3530 sq. ft.; Structure= 1760 sq. ft.



2107 E. 13TH ST.; FAR=0.59:1.0; BUILT 2006/2007

Lot Size= 2636 sq. ft.; Structure= 1564 sq. ft.

0209092305	6	1902
0209092304	7	1902
0209092302	8	1902

0209092306	4-5	1904
0209092307	4	1904
0209092308	3	1904
0209092309		

0209092401	10	2002
0209092402	9	2002
0209092403	8	2002
0209092404	7	2002
0209092405	6	2002

0209092408	5	1904
0209092407	5	2002
0209092406	5	1904
0209092412	1	1902
0209092411	1	2002

0209092413	6A	1902
0209092414	6B	1902
0209092415	6C	1902

0209092508	10	2002
0209092507	10	1902
0209092506	9	2002
0209092505	8	2002
0209092504	7	2002

0209092510	6	1902
0209092509	5	1902
0209092511	4	1902
0209092512	3	1902
0209092513	1	1902

0210110108	5	2002
0210110109	4	2002
0210110110	3	2002
0210110111	2	2002
0210110101	1	2002

0208110206	5	1902
0208110207	5	2002
0208110208	4	2002
0208110209	3	2002
0208110210	2	2002

0208110212	9-10	1902
0208110213	8	2002
0208110214	9-10	2002
0208110215	9-10	2002
0208110216	9-10	2002

0208110105	6	1902
0208110106	6-7	1902
0208110107	6-7	2002
0208110108	8	2002
0208110109	9	2002

0208110112	1	2002
0208110113	2	2002
0208110114	3	2002
0208110115	4	2002
0208110116	5	2002

0208110803	6	2002
0208110804	7	2002
0208110805	8	2002
0208110806	9	2002
0208110807	10	2002

0208090401	10	1902
0208090402	9	1902
0208090403	8	1902
0208090404	7	1902
0208090405	6	1902

0208090501	10	2002
0208090502	9-8	2002
0208090503	7,8	2002
0208090504	6	2002
0208090505	5	2002

0208090506	4-5	1902
0208090507	4-5	2002
0208090508	3-4	2002
0208090509	2	2002
0208090510	1	2002

0208110808	11	2002
0208110809	12	2002
0208110810	13	2002
0208110811	14	2002
0208110812	15	2002

E 13TH ST

Pacific St

2007 E 13TH ST
ST CONDOPHUMS

ALAMO ST

COLETO ST

F. B. FOSTER

HOEHNZ RESUB
OF LOTS 6-8

0209091805	6	1905
0209091804	7	1904
0209091806	5	1806
0209091807	4	1804
0209091808	3	1803

POQUITO ST

0209091901	10	1901
0209091902	9	1902
0209091903	8-9	1903
0209091904	7	1904
0209091905	6	1905
0209091906	4-5	1906
0209091907	3	1907
0209091908	2	1908
0209091909	1	1909

TS SUBD

0209092305	6	1905
0209092304	7	1904
0209092302	8	1902
0209092306	4-5	1906
0209092308	8	1908

ST CONDOMINIUMS

0209092401	10	2401
0209092402	9	2402
0209092403	8	2403
0209092404	7	2404
0209092405	6	2405
0209092406	5	2406
0209092407	4	2407
0209092408	3	2408
0209092409	2	2409
0209092410	1	2410

0209092411	10	2411
0209092412	9	2412
0209092413	8	2413
0209092414	7	2414
0209092415	6	2415
0209092416	5	2416
0209092417	4	2417
0209092418	3	2418
0209092419	2	2419
0209092420	1	2420

ALAMO ST

0209092501	10	2501
0209092502	9	2502
0209092503	8	2503
0209092504	7	2504
0209092505	6	2505
0209092506	5	2506
0209092507	4	2507
0209092508	3	2508
0209092509	2	2509
0209092510	1	2510

14th ST.

0209092010	1	2010
0209092009	2	2009
0209092008	3	2008
0209092007	4	2007
0209092006	5	2006
0209092005	6	2005
0209092004	7	2004
0209092003	8	2003
0209092002	9	2002
0209092001	10	2001

0209092005	6	2005
0209092004	7	2004
0209092003	8	2003
0209092002	9	2002
0209092001	10	2001

COLETO ST

0210110107	5	10107
0210110106	7	10106
0210110105	8	10105
0210110104	9	10104
0210110113	10	10113
0210110101	1	10101
0210110102	2	10102
0210110103	3	10103
0210110104	4	10104
0210110105	5	10105

0210110207	5	10207
0210110208	4	10208
0210110209	3	10209
0210110210	2	10210
0210110211	1	10211

0210110202	10	10202
0210110203	9	10203
0210110204	8	10204
0210110205	7	10205
0210110206	6	10206

0210110412	7-8	1405
0210110413	7-8	1406
0210110402	9	1405
0210110403	10	1406

0210110305	11	1305
0210110304	10	1304
0210110303	9	1303
0210110302	8	1302
0210110301	7	1301
0210110300	6	1300
0210110299	5	1299
0210110298	4	1298
0210110297	3	1297
0210110296	2	1296

27
MALINA
T WEST
VDOS

0209091605
114
0209091606

0209092104
5
0209092110
6
0209092103
21

0209092107
2
0209092106
3
0209092112
4
0209092109
4

0208090205
02080902
0208

0209091707
4
0209091708
34
0209091709
2-3
0209091710
1-2
0209091712
1
0209091701
8

0209092203
5-6
0209092202
22
0209092201
8
0209092206
4
0209092207
3
0209092208
5
0209092209
1
0209092205
4
198689

0208090305
5
0208090304
5-6
0208090303
6-7
0208090302
7-8
02080903
8

0209091811
1-2
0209091810
1-2
0209091809
1-2
0209091808
2-3
0209091807
4
0209091806
5

HABICHTS SUBD
0209092301
9-10
0209092302
8
0209092304
7
0209092305
6
0209092306
4-5
0209092307
4
0209092313
5
0209092310
1-2
0209092309
1-2

0208090401
10
0208090402
9
0208090403
8
0208090404
7
0208090405
6
0208090406
5

0208090501
10
0208090502
8-9
0208090503
7,8
0208090506
6
0208090507
4-5

2007 EAST THIRTEENTH
CONDOS
0208090507
4-5
020809
2
02080
7
0208
5
0208090501
10

0209092401
10
0209092402
9
0209092403
8
0209092404
7
0209092413
6A
0209092414
6B
0209092406
5
0209092407
5
0209092412
1
0209092411
1
0209092901-1903
29
0209093201-3203
32
0209093204
4
0209093206
5

0209091908
1
0209091907
307
0209091906
0

RISUB OF LOT
0209092404
7
0209092413
6A
0209092414
6B

0209092504
10
0209092502
9
0209092501
8
0209092503
10
0209092504
10

0208110117
10
0208110116
10

ALAMO ST

2007 E 13TH ST
CONDOS

Poguito St.

CHI CON ST.

E 13TH ST

14TH ST

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11-01001279RA

ADDRESS 2102 E 13th Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

Jennifer L. Duest
Your Name (please print)

2205 East 14th Street Austin, TEXAS 78702
Your address(es) affected by this application

Jennifer L. Duest 1/22/11
Signature Date

Comments: The neighborhood is for single resident families not multi housing or commercial. The neighborhood history was for single resident families to afford housing to purchased for their families. Now everyone that no resident of the great neighborhood is making a profit off the poor single resident families still living in the area. People are changing the great structure of the housing in the area building these home that not fit in the area. Please keep our neighborhood for single story single family residents are the history of this area. Please no multi residents here today and gone tomorrow. No petting resident just in and out. Please build some single family resident housing for the area history and future for Austin families.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11-01001279RA

ADDRESS 2102 E 13th Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

Lili Li and Walter White

Your Name (please print)

1208 Chestnut

Your address(es) affected by this application

Lili Li

Signature

1-23-56

Date

Comments: ught my husband I both to
comment? These letters come only
to Walter tho me and co-owners.
Please send them to me also.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810